



**REGULAR MEETING AGENDA**  
125 E. College Street, Covina, California  
Council Chamber of City Hall  
**Tuesday, April 5, 2022**

**IMPORTANT NOTICE**

*This meeting is being conducted in accordance with Assembly Bill 361, regarding the COVID-19 pandemic.*

*Members of the public may view the meeting live on the City's website at [www.covinaca.gov](http://www.covinaca.gov) or on local cable television, Spectrum channel 29 and Frontier Channel 42. To view from the website, hover over the Departments & Services tab until the drop-down menu appears and click on City Council Video Library under the City Council header. A live banner will appear at the start of the meeting.*

**Public Comments:** *During the meeting, there will be an opportunity for the public to speak. Public testimony is limited to five (5) minutes per speaker, unless, for good cause, the Mayor/Chairperson amends the time limit; a speaker's time may not be transferred to another speaker. State Law prohibits the Council/Agency/Authority Members from taking action on any item not on the agenda. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed.*

**In Person:** *To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance of the Council Chamber and give it to the City Clerk. Your name will be called when it is your turn to speak.*

**Remotely via Zoom:** *Access the meeting remotely via Zoom with one of the following devices:  
Computer or Smart Device:*

<https://us02web.zoom.us/j/86183356058?pwd=NkVTRTBjcjBFbnZEVXFseFhCUE13dz09>

*Telephone:*

*Dial: +1 669 900 6833  
Webinar ID: 861 8335 6058  
Passcode: 708778*

1. *To request to speak during public comment, please click the “Raise Hand” button on the Zoom toolbar “Reactions” tab.*

*Note:*

Computer / Smart Device Users: *The “raise hand” feature is in the reactions tab.*

Telephone Users: *Press star-nine (\*9) on your phone to raise your hand.*

2. *Staff will announce your name as listed on Zoom or the last four digits of your phone number when it is your turn to speak and unmute the microphone (audio only); speaker must be present when called to speak.*
3. *Please state your first and last name and city of residence at the beginning of your remarks for the record.*
4. *The microphone will be muted by staff when you have completed your comments or five (5) minutes have expired, whichever occurs first.*

*Meeting Assistance Information: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk’s Office at [cityclerk@covinaca.gov](mailto:cityclerk@covinaca.gov) or 626-384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

**CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA  
REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING  
AUTHORITY/COVINA HOUSING AUTHORITY  
JOINT MEETING—CLOSED SESSION  
6:30 PM**

**CALL TO ORDER**

**ROLL/CALL**

Council/Agency/Authority Members: John C. King, Victor Linares, Jorge A. Marquez, Mayor Pro Tem/Vice-Chair Walter Allen, III, and Mayor/Chair Patricia Cortez

**PUBLIC COMMENTS**

*The public is invited to comment on Closed Session items only at this time. To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance and give it to the City Clerk. Your name will be called when it is your turn to speak. Individual speakers are limited to five minutes each, unless, for good cause, the Mayor/Chairperson amends the time limit.*

**CLOSED SESSION**

The City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority will adjourn to closed session for the following:

**A. Government Code § 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Property:	114 E. Italia Street
Covina Agency Negotiator:	Chris Marcarello, City Manager Brian Lee, Community Development Director
Negotiating Properties:	The Mena Co., dba "Giovanni's"
Under Negotiation:	Price and Terms of Payment

## **RECESS**

# **CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING AUTHORITY/COVINA HOUSING AUTHORITY JOINT MEETING—OPEN SESSION 7:30 PM**

## **RECONVENE AND CALL TO ORDER**

## **ROLL/CALL**

Council/Agency/Authority Members: John C. King, Victor Linares, Jorge A. Marquez, Mayor Pro Tem/Vice-Chair Walter Allen, III, and Mayor/Chair Patricia Cortez

## **PLEDGE OF ALLEGIANCE**

Led by Mayor Pro Tem Allen

## **INVOCATION**

Given by Covina Police Chaplain Ron Butler

## **PRESENTATIONS**

- A. Police Department Volunteer Appreciation
- B. National Telecommunications Week - April 10 - 16, 2022

## **PUBLIC COMMENTS**

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## **COUNCIL/AGENCY/AUTHORITY COMMENTS**

*Council/Agency/Authority Members wishing to make any announcements of public interest or to request that specific items be added to future Council/Agency/Authority agendas may do so at this time.*

## **CITY MANAGER COMMENTS**

## **CONSENT CALENDAR**

*All matters listed under consent calendar are considered routine, and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Council/Agency/Authority votes on them, unless a member of the Council/Agency/Authority requests a specific item be removed from the consent calendar for discussion.*

CC 1. Minutes

**Staff Recommendation:**

Approve the Minutes of the March 1, 2022, Regular Meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Housing Authority.

2022 03 01 Minutes CC DRAFT

CC 2. Payment of Demands

**Staff Recommendation:**

Approve Payment of Demands in the amount of \$3,211,972.13.

Agenda Report - Payment of Demands FEB 25 2022 - MAR 10 2022 - Pdf

CC 3. Mayor's Appointments to Intergovernmental Agencies and Covina Board and Commissions

**Staff Recommendation:**

1. Approve the Mayor's designation of delegates and alternates to Intergovernmental Agencies and City of Covina Boards & Commissions;
2. Adopt **Resolution CC 2022-38** appointing City representatives, Mayor Patricia Cortez as delegate, and Mayor Pro Tem Walter Allen, III, as alternate, to the City Selection Committee;
3. Appoint voting delegate Councilmember Jorge A. Marquez and alternate Mayor Patricia Cortez, to represent the City at the Southern California Association of Governments General Assembly in May 2022.

Agenda Report - Mayor's Appts to Intergovt Agencies and Boards & Comm 2022 - Pdf

CC 4. Approve and Make AB 361 Findings for Special Brown Act Requirements for Teleconference Meetings

**Staff Recommendation:**

Approve and make the following findings so that meetings of the City Council and the City's Other Legislative Bodies are authorized to meet remotely in accordance with AB 361's special Brown Act requirements for teleconference meetings: (1) the City Council has reconsidered the circumstances of the COVID-19 state of emergency; and (2) state and local officials continue to recommend measures to promote social distancing.

Agenda Report - AB 361 Findings - Special Brown Act Requirements for Teleconference Mtgs - Pdf

CC 5. Resolution CC 2022-31, Authorizing the Submission of an Application to the California Infrastructure and Economic Development Bank (IBank) for Financing of the Covina Center of the Performing Arts for \$2,140,000 and, Authorizing the City Manager Sign all Related Documents

**Staff Recommendation:**

1. Adopt **Resolution CC 2022-31**, authorizing the submission of an application to the California Infrastructure and Economic Development Bank (IBank) related to financing for the Covina Center of the Performing Arts in the amount of \$2,140,000; and
2. Authorize the City Manager to execute an agreement with the California Infrastructure and Economic Development Bank for all matters pertaining to the Financing Application and all related documents.

Agenda Report - Resolution CC 2022-31 ISRF Borrower Resolution - Pdf

- CC 6. Application to Obtain Grant Funding Under the High Frequency Communication Equipment (FH) Program

**Staff Recommendation:**

Adopt **Resolution CC 2022-32** authorizing the City Manager or his designee to apply for and execute grant application documents under the High Frequency Communication Equipment (FH) Program.

Agenda Report - Resolution CC 2022-32 FH Program Grant Funding Application - Pdf

- CC 7. Covina Recreation Village Project – Award of Contract for Civil Engineering Services to Elie Farah, Inc. in the Amount of \$38,050

**Staff Recommendation:**

1. Award a Contract for Covina Recreation Village Project Civil Engineering Services to Elie Farah, Inc. as the responsible bidder in the amount of \$38,050 and authorize the City Manager to execute the Contract; and
2. Establish a 10% contingency allowance of \$3,805 for additional services, if needed.

Agenda Report - Covina Rec Village Project – Elie Farah, Inc. Contract for Civil Engineering Svcs - Pdf

- CC 8. Resolution CC 2022-36, Amending the Fiscal year 2021-2022 Operating Budget to Establish the Local Early Action Planning Grant (LEAP) Project and Accept and Appropriate \$150,000 in Grant Award Funds for Costs Incurred for Project Tasks

**Staff Recommendation:**

Adopt **Resolution CC 2022-36**, amending the Fiscal Year 2021-22 Operating Budget to accept and appropriate \$150,000 in grant reimbursable funds and establish the Local Early Action Planning Grant (LEAP) project for the purpose of facilitating housing development in the City of Covina.

Agenda Report - Resolution CC 2022-36 LEAP - Pdf

- CC 9. Award Professional Services Agreement with Fehr & Peers to Prepare the Covina Active Streets and Multimodal Connectivity Plan (CASMCP)

**Staff Recommendation:**

Award Contract for Planning Services to Fehr & Peers to prepare the Covina Active Streets and Multimodal Connectivity Plan (CASMCP), a project awarded to the City of Covina by the California Department of Transportation (Caltrans) through the FY21-22 Sustainable Transportation Planning Grant Program.

Agenda Report - Fehr & Peers Contract to prepare CASMCP - Pdf

- CC 10. Approval of Side Letter Agreement between the City of Covina and the Police Association of Covina (PAC), Revising the Salary Upon Promotion Provision

**Staff Recommendation:**

Authorize the City Manager to execute the Side Letter Agreement between the City of Covina and the Police Association of Covina (PAC) Bargaining Group, revising Article 10.3.B. Salary Upon Promotion

Agenda Report - PAC Side Letter Agreement - Salary Upon Promotion - Pdf

- CC 11. Resolution CC 2022-37, Approving the Acceptance of General Fund Grant Funds for the City of Covina Recreation Village Project from the California Natural Resources Agency, and Authorizing the City Manager to Execute the Grant Agreement and all Related Documents, and Designating the City Manager as Agent, and Rescinding Resolution CC 2022-04.

**Staff Recommendation:**

Adopt **Resolution CC 2022-37**, approving the acceptance of General Fund Grant Funds for the City of Covina Recreation Village from the California Natural Resources Agency for the City of Covina Recreation Village, and authorizing the City Manager to execute the grant agreement and all related documents, and designating the City Manager as Agent, and rescinding Resolution CC 2022-04.

Agenda Report - Resolutions CC 2022-37 Grant Funds for Covina Rec Village - Pdf

**CONTINUED PUBLIC HEARINGS - NONE.**

**PUBLIC HEARINGS**

- PH 1. Public Hearing and Resolution Establishing the Formation of a Community Facilities District, Community Facilities District No. 2022-1 (Stormwater)

**Staff Recommendation:**

1. Adopt **Resolution CC 2022-33** Establishing the Formation of a Community Facilities District; and
2. Adopt **Resolution CC 2022-34** Calling a Special Election for a Community Facilities District; and
3. Adopt **Resolution CC 2022-35** Declaring Results of a Special Landowner Election and Directing the Recording of a Special Tax Lien; and
4. Waive full reading, read by title only, and introduce the first reading **Ordinance 22-04**, "An Ordinance of the City Council of the City of Covina, California, Authorizing the Levy of Special Taxes in a Community Facilities

District - City of Covina Community Facilities District No. 2022-1 (Stormwater)."

Agenda Report - Establishing CFD 2022-1 (Stormwater) - Pdf

## **CONTINUED BUSINESS - NONE.**

## **NEW BUSINESS**

- NB 1. Ordinance 22-03, Approving an Urgency Ordinance Establishing Regulations Pertaining to Two-unit Residential Developments and Urban Lot Splits in Single Family Residential Zones

### **Staff Recommendation:**

Adopt, read by title only, and waive further reading of **Urgency Ordinance 22-03**, entitled, "An an Urgency Ordinance of the City Council of the City of Covina, California, Establishing Regulations Pertaining to Two-unit Residential Developments and Urban Lot Splits in Single Family Residential Zones and Declaring the Urgency Thereof."

Agenda Report - Urgency Ordinance 22-03 SB 9 - Pdf

## **ADJOURNMENT**

The Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority will adjourn to its next regular meeting of the Council/Agency/Authority scheduled for Tuesday, April 19, 2022 at 6:30 p.m. for closed session and at 7:30 p.m. for open session inside the Council Chamber at City Hall, located at 125 East College Street, Covina, California, 91723.

The Covina City Clerk's Office does hereby declare that, in accordance with California Government Code Section 54954.2(a), the agenda for the Tuesday, April 5, 2022, meeting was posted on March 31, 2022, on the City's website and near the front entrances of: Covina City Hall, 125 East College Street, Covina.

If you challenge in court any discussion or action taken concerning an item on this agenda, you may be limited to raising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting.

MATERIALS RELATED TO AN ITEM ON THIS AGENDA, AND SUBMITTED TO THE CITY COUNCIL AFTER PUBLICATION OF THE AGENDA, ARE AVAILABLE TO THE PUBLIC IN THE CITY CLERK'S OFFICE AT 125 E. COLLEGE STREET, COVINA.